

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 21, 2006

ITEM NO. _____

SUBJECT	Corporate Center at DC Ranch or Preliminary Plat 4-PP-2006
REQUEST	<p>Request approval of a Preliminary Plat and landscape plan for a new industrial park at DC Ranch.</p> <p>Key Items for Consideration:</p> <ul style="list-style-type: none">• This is a new Industrial subdivision located in the DC Ranch master planned community.• The development will comply with the Master Development Plans for DC Ranch.
OWNER	LGE Corporation 480-966-4001
APPLICANT CONTACT	Jeff Hunter Hunter Engineering PC 480-991-3985
LOCATION	Southeast corner of N. 91 st Street & E. Palo Brea Bend
BACKGROUND	<p>Zoning.</p> <p>DC Ranch is a master planned community. The site is zoned Industrial Park District/Planned Community District (I-1 PCD). The I-1 PCD zoning district allows industrial, office, manufacturing, warehousing, and aeronautical uses. In July 2006 the City Council approved an amended development agreement that revised the development standards for the I-1 PCD District to reduce setbacks, FAR and building height (54-ZN-1989#9).</p> <p>Context.</p> <p>This 41-acre subject property is located at the intersection of E. Palo Brea Bend and N. 91st Street within DC Ranch Planning Unit 1. It is adjacent to residential development to the north and east and vacant state land to the south and west. The property is dissected by electrical easements for the overhead power lines. This irregularly shaped site is relatively flat with minimal existing vegetation. A portion of this site was previously de-vegetated for an approved stockpile location. The 91st Street alignment and the sewer line easement along the south boundary have also been previously de-vegetated. The site surrounds the north, east and west property lines of the new APS substation, approved under cases 28-UP-2005 and 43-DR-2006.</p> <p>Adjacent Uses and zoning:</p> <ul style="list-style-type: none">• North: Residential, zoned Single Family Residential (R1-7 PCD) and O-S PCD designated for a future Park

- South: Vacant, zoned I-1 PCD and R1-7 ESL PCD
- East: Residential Apartment Complex, zoned Multiple-Family Residential District (R-5 PCD)
- West: Vacant, zoned I-1 PCD

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

This is a request for approval of a preliminary subdivision plat for 18 industrial lots on 41 +/- acres. Each lot will return to the Development Review Board for review and approval for the individual buildings. Open space is being provided by preserving the wash running through the center of the site with a dedicated trail easement within. A twenty-five (25) foot landscape setback will be provided along the street frontages of each lot. Additional trails will be provided to connect into the existing trail network within the DC Ranch community and the City's Master Trail Plan. Lots located under the power lines will have limited building envelopes and parking will generally be located under the power lines within the electrical easement. Use of salvaged plant materials and new plant materials having a Lower Sonoran Desert theme will complement the natural vegetation surrounding the development. All development will comply with the Master Development Plans for DC Ranch, including the Environmental Design Master Plan (EDMP). The proposed landscape palette will be the same palette as approved and installed along the existing E. Palo Brea Bend and N. 91st Street.

IMPACT ANALYSIS

Traffic.

The continuation of 91st Street was identified and approved in the Master Circulation Plan for DC Ranch. E. Palo Brea Bend currently exists and will remain unchanged. The N. 91st Street improvements south of E. Palo Brea Bend will be constructed with this proposed plat. A temporary cul-de-sac will terminate at N. 91st Street at the south boundary of the plat until the parcel to the south is developed at which time 91st Street will continue to Bell Road. The internal loop road and public utilities will be provided within Tract A. There will be two points of access to this subdivision, the first will be from E. Palo Brea Bend and will be aligned with the existing street to the north. The second entrance will be from N. 91st Street. Lot 18 will have direct access to N. 91st Street. New trails will be provided to connect to the community trails in DC Ranch and the City's Master Trail Plan. The trip generation was accounted for within the DC Ranch Master Circulation Plan.

Airport Vicinity.

Prior to the final plans submittal, the developer shall provide a signed Aviation Easement for approval by the Airport Director.

Water/Sewer.

The developer is responsible for new water and sewer infrastructure to service the site and will be connecting into the existing services approved within the DC Ranch master plans. There are no anticipated impacts as this area has been master planned for the proposed uses.

Police/Fire.

Police and fire facilities exist in the DC Ranch Master Planned Community approximately a half mile north on Pima Road, and no service impacts are anticipated.

Open space/Scenic Corridors.

Open space corridors will be maintained along the roadways and within the wash. Additional, open space will be preserved on each lot at time of development. The north corner of Lot 18 is zoned open space and is connected to the future park parcel. A trail easement will be dedicated within the electrical easement under the power lines to connect with the City's Master Trail Plan. Additionally, a trail will be dedicated that will connect to the residential development to the east through the center of the plat to the south boundary and then return north to connect to the future park.

Community Involvement.

This site has been posted, surrounding neighborhoods within 750 feet have been notified, and neighborhood meetings have been held. Staff has received a few phone calls with concerns regarding the possibility of noxious uses within this proposed industrial park. No comments have been received regarding the Preliminary Plat. DC Ranch supports this application.

Community Impact.

DC Ranch has prepared Master Development Plans to address water, wastewater, drainage, and circulation issues, as well as a Master Environmental Design Plan.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Jeff Ruenger
Planner
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APPROVED BY



Jeff Ruenger
Report Author



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Director, Current Planning
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ATTACHMENTS

- A. Stipulations/Ordinance Requirements
- B. Fire Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Zoning Map
- 4. Preliminary Plat/Site Plan
- 5. Landscape Plan

Stipulations for Case: 4-PP-2006

Case Name: Corporate Center at DC Ranch

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Hunter Engineering, dated 8/29/2006 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).
- c. Amended Development Standards approved under 54-ZN-1997#1-9

Planning Documents

- d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by T.J McQueen & Associates, dated 4/18/2006 by City staff.
- e. The development shall be in compliance with the DC Ranch Planning Unit Master Plans for Planning Unit 1.
- f. The development shall be in compliance with the DC Ranch Thematic Character Study for Planning Unit 2 & 4.

Engineering Documents

- g. The approved Circulation Master Plan for DC Ranch – Planning Unit 1 prepared by Wood/Patel.
- h. The approved Water Master Plan for DC Ranch – Planning Unit 1 prepared by Wood/Patel.
- i. The approved Wastewater Master Plan for DC Ranch – Planning Unit 1 prepared by Wood/Patel.
- j. The approved Master Drainage Plan for DC Ranch – Planning Unit 1 prepared by Wood/Patel.
- k. Preliminary Drainage Report for the Corporate Center at DC Ranch prepared by Hunter Engineering dated July 27, 2006 by City staff.
- l. Water System Basis of Design Report for the Corporate Center at DC Ranch prepared by Hunter Engineering dated April 18, 2006 by City staff.
- m. Wastewater System Basis of Design Report for the Corporate Center at DC Ranch prepared by Hunter Engineering dated April 18, 2006 by City staff.
- n. At the time of review, the applicable Zoning case(s) for the subject site were: 54-ZN-1997#1-9.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. *The wash located between lots 4 and 5, 16 and 17 and 12 and 13 shall remain in a natural condition except for the street and drainage crossings.*
3. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.

4. The homeowners' association shall be responsible for the maintenance of any exterior perimeter walls. The developer shall note this requirement on the final plat.
5. Provide the following note on the final plat: This plat lies within close proximity to the Scottsdale Airport (the "Airport"), which is located between Frank Lloyd Wright Boulevard on the north, Pima Road on the east, Thunderbird Road on the south, and Scottsdale Road on the west. The Airport is a general aviation reliever/commercial service airport for the Scottsdale-North Phoenix area.

Street Dedication Requirements

Ordinance

- A. *The developer shall provide the following street rights-of-way:*

STREET NAME	STREET TYPE	R.O.W. DEDICATION
<i>Internal Street (Private)</i>	<i>Local Residential</i>	<i>40' (private street tract) with 10' PUE on each side</i>
<i>Entry Street (Private)</i>	<i>Local Residential</i>	<i>65' (private street tract) with 10' PUE on each side</i>
<i>91st Street</i>	<i>Major Collector</i>	<i>76' with 8' PUE on each side</i>

Easements

DRB Stipulations

6. Trail Easement:
 - a. Prior to final plan approval, the developer shall dedicate a minimum of a 25 foot wide trail easement along the east side of 91st Street starting at the south boundary line and ending at Tract "A". The trail easement shall continue on the west side of 91st Street north and then continue along the north property line of lot 18. The applicant shall be responsible for coordinating the revised trail alignment and all design aspects of the trail with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
 - b. Prior to final plan approval, the developer shall dedicate a minimum of a 6 foot wide Multi Use Public Path Easement along the east bank of the wash that intersects the site from the northeast to the southwest and connects with 91st Street
7. Sight Distance Easements
 - a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
 - b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.
8. Vehicular Non-Access Easement:
 - a. For lots 1-17, prior to final plan approval of plans for the subdivision, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Palo Brea Road and 91st Street except at the approved driveway locations.
 - b. Prior to plan approval for the improvement of lot 18, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on 91st Street except at the approved driveway location(s).
9. Public Access Easements:
 - a. A 10-foot-wide public access easement shall be dedicated on each side of the internal street and entry street for the subdivision.
10. Vista Corridor

- a. All watercourses with a 100-year peak flow rate of 750 cfs or greater, shall be dedicated as Vista Corridors on the final plat. Each Vista Corridor shall be established by a continuous scenic easement. The minimum width of the Vista Corridor easement shall be one hundred feet and shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses.
- b. All Vista Corridors shall be left in a natural state unless disturbed by infrastructure improvements as approved by the Development Review Board.

Ordinance

B. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

C. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

D. Public Utility Easements:

- (1) Public utility easements shall be dedicated along both sides of streets as detailed in the street dedications requirements section. The easements may be reduced or eliminated upon approval of the public utility companies.

Final Improvement Plan Requirements

PLANNING

Landscape Design

DRB Stipulations

- 11. *The wash located between lots 4 and 5, 16 and 17 and 12 and 13 shall remain in a natural condition except for the street and drainage crossings.*
- 12. *At time of final plans the landscape plans shall be revised to reflect the City of Scottsdale notes and requirements.*
- 13. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
- 14. Salvaged vegetation shall be incorporated into the landscape design.
- 15. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
- 16. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

Other**DRB Stipulations**

17. *Construction traffic shall use 91st Street and Union Hills access. Construction traffic shall not utilize Palo Brea as a route to reduce traffic impact to the neighbors.*

ENGINEERING**Drainage And Flood Control****DRB Stipulations**

18. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
 - a. Any conceptual or substantial changes not consistent with the accepted DC Ranch – Planning Unit 1 Master Drainage Plan prepared by Wood/Patel shall require an addendum to this Master Drainage Plan, subject to review and approval by the city staff.
19. Addendum generated shall be added to the appendix of the Corporate Center at DC Ranch Final Drainage Report.
20. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
21. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
22. Provide positive drainage away from walks and curbs along all streets.
23. Riprap shall be indigenous stone.
24. All exposed cut and fill shall be treated with eonite or equivalent.
25. Drainage structures shall have an appearance of being naturally contoured to flow with existing grade.
26. The final drainage report shall provide a gradually varied open channel flow hydraulic analysis of the 982 cfs wash affecting the western portion of this development and the improvements plans shall accurately show and label the existing 100-year floodplain for this wash. Reference is made to the City's requirements for the dedication of drainage easement over the limits of the 100-year floodplain for larger washes.

Ordinance

- E. Street Crossings:
 - F. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design**DRB Stipulations**

27. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Internal Street (Private)	Local Residential	32 feet wide back of curb to back of curb	Vertical	Two 6-foot-wide sidewalks
Entry Street (Private)	Local Residential	Two lanes each 24 feet wide back of curb to back of curb	Vertical	Two 6-foot-wide sidewalks
91 st Street	Major Collector	48 feet wide back of curb to back of curb	Vertical	One 8-foot-wide sidewalk

28. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual.
29. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
30. The developer shall contact the City's Transit Coordinator with the Transportation Department at 480-312-7696 about all transit facilities required to be constructed with the proposed development, including the construction of bus shelters.

Ordinance

- G. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- H. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

Trails And Paths

DRB Stipulations

31. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 6 foot wide concrete path within the multi use public path easement along the wash and south property line. The trail shall be buffered from parking areas and from vehicles as much as possible.
32. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8 foot wide concrete path and a 6 foot wide DG path within the multi use public path easement along the east side of 91st Street from the south property line to Tract "A". The DG path shall be continued on the west side of 91st Street to connect to the future park parcel. The trail shall be buffered from parking areas and from vehicles as much as possible.
33. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
34. The developer shall coordinate the 91st Street trail crossing location and design with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
35. The developer shall construct all public trail locations per the DC Ranch Planning Unit 1 Master Plan and in accordance with the DS& PM.
36. The developer shall construct all public paths (sidewalks) per the DC Ranch Planning Unit 1 Master Plan along 91st Street in accordance with the MAG Standard Details as determined by the Plan Review Staff.

37. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

Refuse

DRB Stipulations

38. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

- I. Underground vault-type containers are not allowed.
- J. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- K. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

39. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
40. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Clearly identify water sampling station locations as applicable.
41. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.

42. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
43. The design and layout of water and sewer lines shall meet the requirements for the layout of water and sewer lines as agreed to by DC Ranch and the City of Scottsdale. In short, the layout is based on a 9-foot parallel offset of water and sewer. Detailed information on the design may be obtained from City of Scottsdale plan review staff.
44. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 45. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 46. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Ordinance

- L. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater

Ordinance

- M. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Bridge/Wash Crossing And Head Wall Design

DRB Stipulations

47. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors as approved for DC Ranch.

Construction Requirements

As-Builts

DRB Stipulations

48. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
49. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
50. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
51. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

Corporate Center at
DC Ranch
SEC Palo Brea & 91 S

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____

_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input type="checkbox"/> A. KNOX BOX
<input type="checkbox"/> B. PADLOCK
<input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, _____. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>700 ft</u> AT <u>1500 GPM</u> THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input checked="" type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.</p> <p><input type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input type="checkbox"/> 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.
<input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> |
|---|--|

ATTACHMENT B

PURPOSE OF REQUEST:

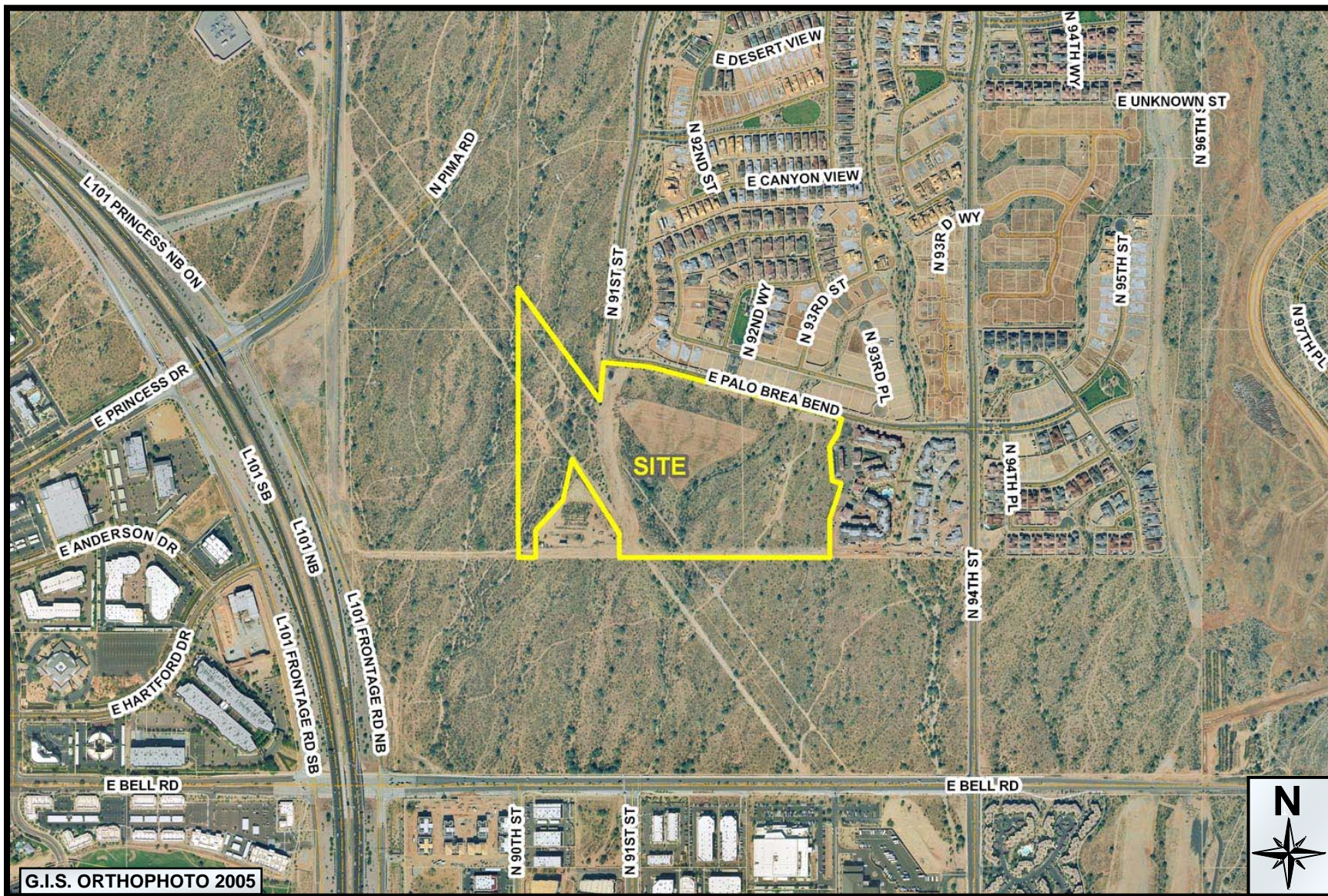
The purpose of this request is to develop an 18-lot commercial subdivision within the DC Ranch area located at the southeast corner of 91st Street and Palo Brea Bend. The total site acreage is approximately 41 acres and will be developed within the guidelines of the current zoning for parent parcels. The parent parcel will be subdivided into 18 smaller lots with a minimum lot size of 29,921 square feet, a maximum lot size of 482,710 square feet with a Tract for streets and public utilities identified as Tract "A".

This site proposes to construct the 91st Street improvements, interior streets, drainage facilities, water and sewer utilities and any landscape / irrigation improvements. The 91st Street improvements will be along the east frontage of proposed lot 18. Along the north property boundary is the existing Palo Brea Bend which will remain unchanged. The driveway connection to Palo Brea Bend will be aligned with the existing roadway to the north. The parcels will have no retention / detention required and stormwater will be conveyed to the south via the proposed internal streets and shared drainage ways. The building or future on-lot development will occur either concurrently or after the proposed infrastructure is installed. It is our intent to develop the park so that each lot will be submitted, reviewed and approved under a separate design review process; however, the major infrastructure will be designed and constructed as the initial phase of development.

4-PP-2006
4/18/2006

HUNTER
ENGINEERING

ATTACHMENT #1

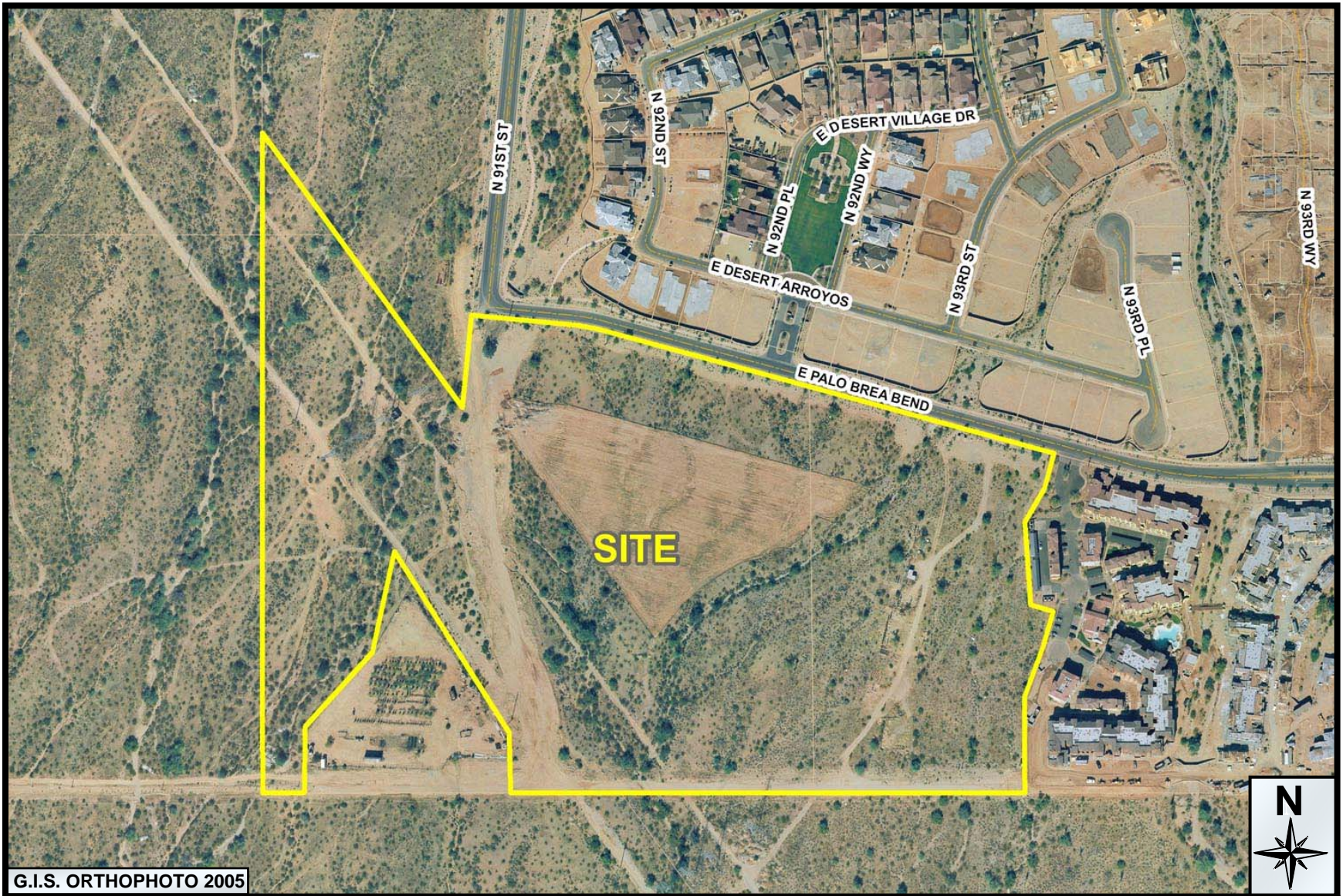


G.I.S. ORTHOPHOTO 2005

Corporate Center at DC Ranch

4-PP-2006

ATTACHMENT #2



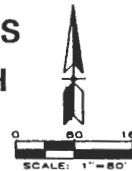
G.I.S. ORTHOPHOTO 2005

Corporate Center at DC Ranch

4-PP-2006

ATTACHMENT #2A

PRELIMINARY PLAT DC RANCH PLANNING UNIT PARCELS FOR CORPORATE CENTER AT DC RANCH DC RANCH PARCEL 1.5, 1.7 AND 1.8 SEC PALO BREA BEND & 91ST STREET SCOTTSDALE, ARIZONA



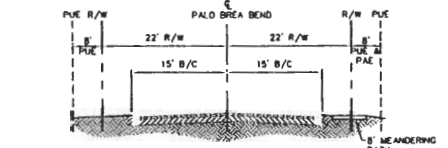
VICINITY MAP

DEVELOPER

LGE CORPORATION
740 N. 53RD STREET
PHOENIX, AZ 85008
PHONE: (480) 966-4001
FAX: (480) 966-4336
CONTACT: FRANK PETTIT

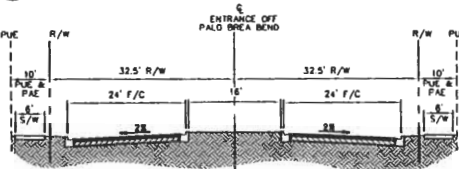
CIVIL ENGINEER

HUNTER ENGINEERING P.C.
8383 N. HAYDEN ROAD, SUITE #273
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3085
FAX: (480) 991-3086
CONTACT: JEFF HUNTER



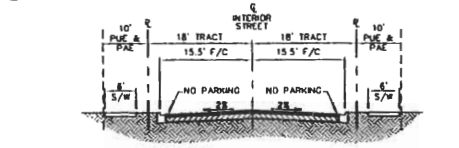
1 PALO BREA BEND

LOOKING EAST



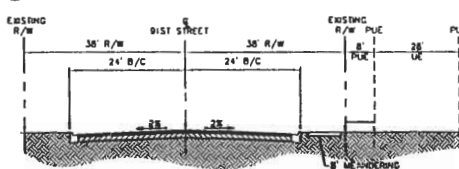
2 ENTRY @ PALO BREA BEND

LOOKING NORTH



3 INTERIOR LOCAL STREET

ALL LOCATIONS



4 91ST STREET

LOOKING NORTH



NO.	DATE	BY	REVISION

DESIGN BY: SAR
DRAWN BY: JEL
CHECKED BY: LUT

CIVIL AND SURVEY
HUNTER
ENGINEERING
8383 N. HAYDEN RD., SUITE 273
SCOTTSDALE, AZ 85258
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F: (480) 991-3086



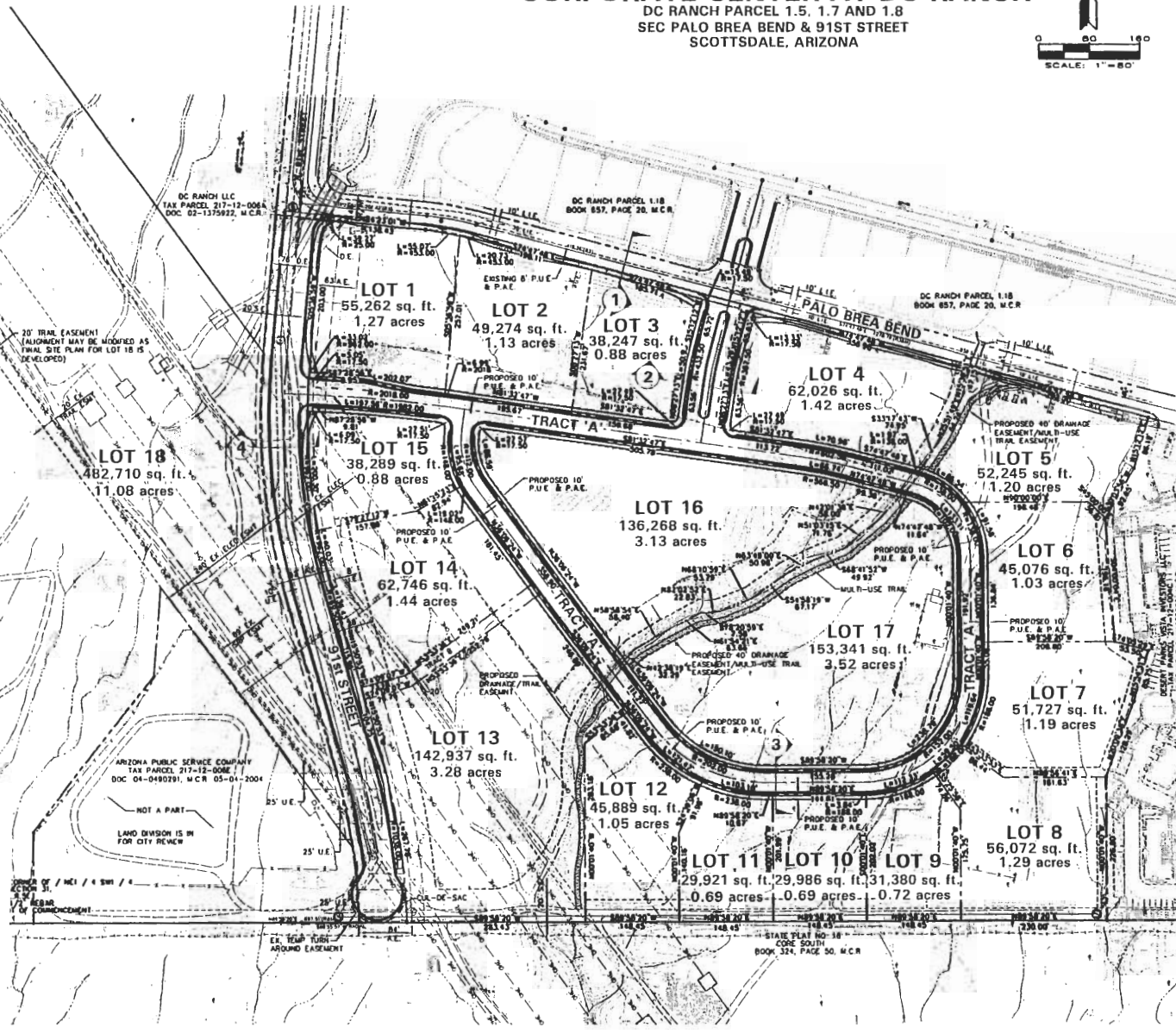
PRELIMINARY PLAT
FOR
CORPORATE CENTER AT DC RANCH
SEC PALO BREA & 91ST STREET
SCOTTSDALE, ARIZONA

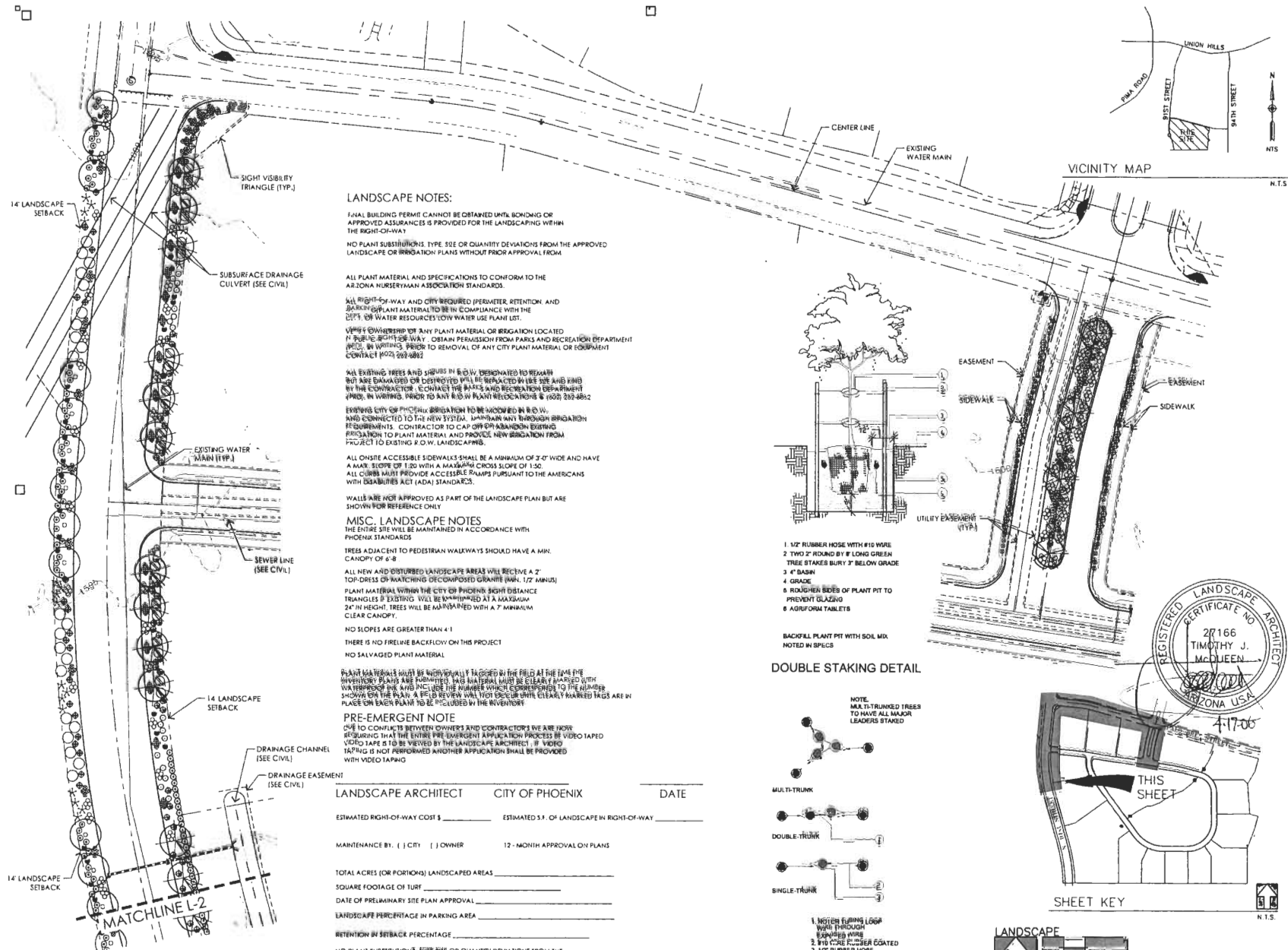
THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SCHEMATIC
FROM THE GOVERNING
MUNICIPALITY.

HE JOB NO:
LGEC066

SCALE
1"=50'

SHEET
C4 of 4





T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
1131 E. WASHINGTON AVE.
PHOENIX, ARIZONA 85014
(602) 262-4882
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CONTACT: JEFF HUNTER

LANDSCAPE ARCHITECTURE
REGISTERED LANDSCAPE ARCHITECT
27166
TIMOTHY J. MCQUEEN
ARIZONA, U.S.A.

CORPORATE CENTER

AT
DC RANCH

DATE: 04-18-06
DRAWN: PF
CHECKED: LJM
APPROVED: 00:00:00

REVISIONS:

4-PP-2006
04/18/2006

L-1 OF 2

